

CITY OF MONTEREY PARK  
DESIGN REVIEW BOARD AGENDA

**REGULAR MEETING**  
**Monterey Park City Hall Council Chambers**  
**320 West Newmark Avenue**  
**Monterey Park, CA 91754**

**TUESDAY**  
**APRIL 21, 2015**  
**7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER – Chairperson Billy Yeung**

**ROLL CALL – Vice-Chair Allen Wong, Member Krystal Hamner, Roy Furuto and Wally Tsui**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**ORAL AND WRITTEN COMMUNICATIONS**

## **MINUTES –**

### **[1.] UNFINISHED BUSINESS**

#### **1-A. 521-633 NORTH ATLANTIC BOULEVARD – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT – COURTYARD BY MARRIOTT (DRB-14-06)**

The applicant, Ethan Capital, LLC, is requesting a Precise Plan to construct a new 6 stories, 288 rooms hotel and Conditional Use Permit (CU-14-06) to allow on-sale beer and wine in conjunction with retail eating establishment at 521-633 North Atlantic Boulevard.

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission adopt the Mitigated Negative Declaration.

It is recommended that the Design Review Board consider taking the following actions:

- (1) Providing comments on the requested Design Review Board (DRB-15-07);
- (2) Continuing the item to the next regularly scheduled Design Review Board meeting on May 5, 2015 for final review and consideration; and
- (3) Take such additional, related, action that may be desirable.

### **[2.] NEW BUSINESS**

#### **2-A. NEW 2-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 2-CAR GARAGE – 407 NORTH ALHAMBRA AVENUE (DRB-15-05)**

The applicant, Saiyue Chen, is requesting design review approval for the construction of a new 2,980 square foot 2-story single-family residential dwelling with an attached 2-car garage at 407 North Alhambra Avenue in the R-3 (High-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-05), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. NEW 2-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 3-CAR GARAGE – (APN# 5253-007-024) DE LA FUENTE STREET (DRB-15-07)

The applicant, Henry Ho, is requesting design review approval for the construction of a new 3,940 square foot 2-story single-family residential dwelling with an attached 3-car garage at (APN# 5253-007-024) De La Fuente Street in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-07), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-C. NEW WALL SIGN – 357 EAST GARVEY AVENUE (DRB-15-09)

The applicant, John Wu, is requesting design review approval for a new wall sign at 357 East Garvey Avenue in the C-B, P-D (Central Business Commercial, Planned Development) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-09), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.


**[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

**[4.] ITEMS FROM STAFF**

**ADJOURN:**

To the next regularly scheduled meeting on May 5, 2015

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Design Review Board Staff Report

**DATE:** April 21, 2015

**AGENDA ITEM NO:** 1-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Greater than 10,000 Square Feet – Hotel Development – Courtyard by Marriott – 521-633 North Atlantic Boulevard (DRB-15-07)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Providing comments on the requested Design Review Board (DRB-15-07);
- (2) Continuing the item to the next regularly scheduled Design Review Board meeting on May 5, 2015 for final review and consideration; and
- (3) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant is requesting a continuance of the item to allow for additional time to make some minor modifications to the project design.

Respectfully submitted,

A handwritten signature in blue ink, reading "Michael A. Huntley", is written over a horizontal line.

Michael A. Huntley  
Community and Economic Development Director

Attachments:

Exhibit A: Applicant email, dated April 10, 2015

## EXHIBIT A

Applicant email, dated April 10, 2015

**Tewasart, Samantha**

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**To:** Gene Fong  
**Cc:** 'Scarlett Ku'; Louie DiCarlo  
**Subject:** RE: design review

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**From:** Gene Fong [<mailto:gfong@GFAARCHITECTS.com>]  
**Sent:** Friday, April 10, 2015 6:15 PM  
**To:** Tewasart, Samantha  
**Cc:** 'Scarlett Ku'; Louie DiCarlo  
**Subject:** RE: design review

Samantha,

We had a team meeting this afternoon with Alan, Scarlett and our structural engineer. We have been investigating structural concepts and have finally decided on a direction that is beneficial to the building frame and code issues. These changes however will require adjustments to our room module and grid which affects our elevations design.

We would like to postpone our April 21<sup>st</sup> meeting to May 5<sup>th</sup> as there will not be enough time to update the submittal package to you. We are assuming you need this at least 1 week before the hearing.

Please let us know if you could accommodate this change for us and let us know if you have any questions.

Regards,

Gene Fong, AIA  
President  
[gfong@gfaarchitects.com](mailto:gfong@gfaarchitects.com)

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**GENE FONG ASSOCIATES** | 1130 Westwood Blvd. Los Angeles, CA 90024 | T.310.209.7520 | F.310.209.7516



# Design Review Board Staff Report

**DATE:** April 21, 2015

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** New 2-story single-family residential dwelling with an attached 2-car garage – 407 Alhambra Avenue (DRB-15-05).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-05), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Saiyue Chen, is requesting design review approval for the construction of a new 2,980 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of North Alhambra Drive one property to the north from the northwest corner of Alhambra Avenue and Emerson Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High Density Residential) in the General Plan.

### **Site Analysis**

To the north, south, east and west are High-Density Residential zoned properties with a combination of single-family and multiple-family residential dwelling units. The subject and adjacent properties are relatively flat. The subject property is currently developed with a 1,250 square foot one-story single-family residential dwelling with an attached 2-car garage built in the 1940's. The design and character of the surrounding residential dwellings consist of both the mid-century tract and contemporary architectural styles, consisting of single-story and two-story residential buildings with attached and detached garages built from the 1920's to present day.

### Project Description

The applicant is proposing to demolish the existing 1,250 square foot dwelling one-story single-family residential dwelling with an attached 2-car garage and construct a 2,980 square foot 2-story single-family residential dwelling with an attached 598 square foot 2-car garage. The subject site has a frontage of 55 feet and a depth of 108 feet, with a total lot area of 5,940 square feet in size. The total living area will be 2,980 square feet. Based on the lot area of 5,940 square feet, the maximum living area that can be built is 50% or 2,980 square feet.

The R-3 zone allows for single-family residential dwellings with a maximum building height of 2-stories or 30 feet. The proposed dwelling unit will be 2-stories (26 feet) in height. Per Monterey Park Municipal Code (MPMC) § 21.08.080, a garage with an entrance at a right angle to the street/turn-in driveway may encroach into the required 25 foot front setback area up to 15 feet maximum. The proposed garage will be setback 15 feet from the front property line and meets the required front (east) setback area. The main dwelling meets the north and south side first floor setback of 5 feet and second floor setback of 10 feet. Per MPMC § 21.08.080 architectural features are allowed to encroach into the rear setback area a maximum of 2 feet 6 inches and the side setback area 1 foot 6 inches. The proposed balcony located on the second floor of the rear elevation will be setback 22 feet 6 inches from the rear property line and the chimney located on the south side elevation will be setback, as conditioned, 3 feet 6 inches from the south side property line.

According to the floor plans, the first floor will have a living room, kitchen, dining room, powder room, nook and family room, a bedroom with a bathroom, a front porch and a laundry room within the 2-car garage. The second floor will have a loft area, 2 bedrooms, 2 bathrooms, and a master bedroom with a master bathroom and balcony. The applicant is proposing to demolish the existing driveway and construct a new turn-in driveway that has a width that ranges from 13 feet 6 inches up to 26 feet. The turn-in driveway will provide a 26 foot back-up space for the 2-car garage.

### Architecture

The proposed architectural style is a contemporary architectural style which will be consistent with existing architectural style of the surrounding residential dwellings. The first and second floors of the dwelling will have stucco walls painted a beige color (Merlex Stucco P-2007 with light sand texture), a hip roof system at varying heights. The roof will have brown color light weight roof tiles (Eagle Roofing: Bel-Air, Sunrise Blend 4645) with stucco covered eaves painted in a dark brown color (Behr: Cardamom Spice, PPU5-17). The applicant is proposing to use dual pane vinyl frame windows with a grid pattern design (Value Windows). The window, door and moldings will be stucco treated and painted in a light brown color (Behr: Roman Plaster, PPU7-10). The decorative main entry door will be comprised of wood with a beveled window (Fox Creek: Model-TRMB5D) that is painted in a red color (Behr: Cajun Red PPU2-15). The garage door will be a sectional decorative aluminum door with a smooth finish (NWD: Model 501-Ashton) painted in a dark brown color (Behr: Cardamom Spice, PPU5-17) to



compliment the architectural style of the dwelling. The wrought-iron railing on the balcony will be painted dark brown (Behr: Cardamom Spice, PPU5-17) to match the roof eaves and garage door. The proposed decorative wall light fixtures on the first and second floors of all the dwelling will have a vintage rust color finish (Exteriors by Sheffield: 23520-98).

Furthermore, as part of the construction of the new 2-story residential dwelling the applicant is proposing to install new perimeter block walls. The proposed and the existing 4-foot high block walls along the north and south side property lines within the front yard setback area, as conditioned, will be stucco treated and painted to match the dwelling. The proposed 6-foot high block walls along rear (west), north and south side property lines, as conditioned, will be tan in color to compliment the stucco treatment on the dwelling.

#### Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping. The proposed landscaping will consist of a mixture of plants groundcovers and trees. The proposed plants and groundcovers will include 5-gallon minimum size, as conditioned, Ajuga plant, Bermuda grass, Prairie Dropseed grass, and Manzanita Hedge throughout the property. The proposed trees will include 24-inch box minimum size, as conditioned, Sunburst Honey Locust tree and Golden Eclipse Lilac tree. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

#### CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood.

#### Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs
- Exhibit E: Landscape plan

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped February 23, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 2,980 square foot 2-story single-family residential dwelling with an attached 598 square foot 2-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot. The HVAC condenser unit and the water heater must be screened from public view with landscaping at the time of final inspection.
10. All Landscaped areas must be properly maintained at all times.
11. A revised landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the propose type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The hedges and plants must be a minimum of 5-gallon size. The landscape plan must show a minimum of 24-inch box size trees. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and approval of the

Planner. The drip irrigation system must be installed and operating prior to final inspection.

12. The plan check plans shall show roof drainage, such as gutters and downspouts (matching exterior building color), subject to the review and approval of the Planner.
13. The proposed and existing concrete block walls located along the side (north and south) property lines within the front yard area must be stucco treated with a cap and painted to match the dwelling. The proposed concrete block walls located along the side (north and south) and rear (west) property lines behind the front yard area must be of a brown color to compliment the dwelling, subject to the review and approval of the Planner. At the time of plan check the site plan must show a detail elevation of the proposed perimeter block walls. The maximum height of the block walls within the front yard area is 4 feet, and 6 feet maximum along the side and rear property lines behind the front yard area. The applicant/property owner must verify the ownership and location of the existing block wall on the north side property line and obtain all necessary approvals to perform stucco treatment and painting on wall prior to commencing any work.
14. At the time of plan check the revised site plan must show how the chimney will be setback 3 feet 6 inches from the south side property line.



# Design Review Board Staff Report

**DATE:** April 21, 2015

**AGENDA ITEM NO:** 2-B

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** New 2-story single-family residential dwelling with an attached 3-car garage – (APN# 5253-007-024) De La Fuente Street (DRB-15-07).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-07), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Henry Ho, on behalf of the property owner, is requesting design review approval for the construction of a new 3,940 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the east side of De La Fuente Street. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

### **Site Analysis**

To the north, south and west are single-family residential zoned properties, and to the east are commercial zoned properties. The subject and adjacent properties are on a hillside. The subject property is currently vacant. The design and character of the surrounding residential dwellings consist of contemporary architectural styles, consisting of two-story residential buildings with attached garages built from the 1980's to present day.

### **Project Description**

The applicant is proposing to construct a 3,940 square foot multiple level 2-story single-family residential dwelling with an attached 675 square foot 3-car garage. The subject

site has a total lot area of 11,391 square feet. The total living area will be 3,940 square feet. Based on the lot area of 11,391 square feet, the maximum living area that can be built is 35% or 3,986 square feet. Due to the maximum allowable living area allowed in the R-1 zoning, the under floor areas below the 3<sup>rd</sup> level and patio deck area, as conditioned, cannot be further used for habitable space.

The R-1 zone allows for 2-stories with a maximum building height of 30 feet. The proposed residential dwelling will have a step down design comprised of multiple-levels (2-stories). The main floor level features a single story façade that measures 24 feet and the two lower levels will have varying heights that range from 24 feet up to 30 feet as the lot slopes downhill from the front to the rear of the property. The proposed 2-story residential dwelling meets the required 10 foot front (west) and 25 foot rear (east) yard setback areas, 5 foot side (north and south) yard setback areas.

In evaluating the proposed single-family residential dwelling front (west) elevation, it is staff's assessment that the vertical massing of the foyer is slightly too tall and out of scale with the hip roof design of the building's main floor level. Accordingly, staff has included a condition that requires the applicant to reduce the height of the foyer element to balance the proportions of this foyer structure with the other elements on the front of the dwelling.

According to the floor plans, the first floor will have a foyer, living room with a powder room, an elevator and stairs, patio deck, and a 3-car garage. The second floor level will have a kitchen, dining room, family room, a bedroom with a bathroom and walk-in closet, and a roof top patio deck above the lower floor level. The third floor level will have 6 bedrooms with bathrooms, a laundry room, and a patio deck. Single-family residential dwellings with 5 bedrooms or more and greater than 3,000 square feet of living area require 3 enclosed garage spaces. Based on the number of bedrooms and total living area, the residential dwelling will provide a 3-car garage. Access to the 3-car garage will be provided by a 29-foot wide driveway that will take direct access from De La Fuente Street.

### Architecture

The proposed architectural style is a contemporary interpretation of a Mediterranean architectural style which will be consistent with existing architectural style of the surrounding residential dwellings. The exterior walls of the dwelling will have stucco painted an eggshell color (La Habra: X-73 Eggshell (Base 100) Sand with Elastomeric finish). The dwelling will feature a hip roof system at varying heights with terracotta color light weight roof tiles (Eagle Roofing: Terracotta Gold Malibu 2118, Color Bonded -ESR-1900) with fascia boards painted off white (Dunn Edwards: Swiss Coffee DEW341 LRV83), the eave trims and decorative cornices will have plaster in a smooth troweled finish painted in a white color (La Habra: X-50 Crystal White (Base 100) Sand with Elastomeric finish). The rain gutters and down spouts will be comprised of galvanized metal painted off white (5" 22 GA. Galvanized metal primed and painted two coats, Dunn Edwards: Swiss Coffee DEW341 LRV83). The applicant is proposing to use dual pane vinyl frame windows (Jeld-Wen: Dual Glazed Low E). The windows and doors will

be slightly recessed to provide relief to the elevations. The decorative main entry door will be comprised of fiberglass material with glazing and decorative wrought iron (Plastpro: Rustic Series, Camelia, DRA2B CAM344) painted in an off white color (Dunn Edwards: Swiss Coffee DEW341 LRV83). The garage door will be a sectional decorative steel door with glazing (Amarr: Oak Summit 1000, Long Panel Bead Board and Thames) painted in an off white color (Dunn Edwards: Swiss Coffee DEW341 LRV83). Staff is recommending that the garage doors and front main entry door, as conditioned, be painted in an accent brown color to compliment the architectural style of the dwelling. The wrought-iron railing on the balconies will be painted off white color (Dunn Edwards: Bone DEC765 LRV69) to match the exterior plaster. The front (west) elevation of the main level will feature a yellow and white stripe canvas awning with stainless steel support rods in a dark color (American Awning and Blind Co.: Residential fixed awning) above the focal window. The applicant is proposing to install a 4 foot high combination slump block with vinyl fencing painted white along both sides of the driveway within the front yard area. In evaluating the rear (east) elevation of the lower patio deck area, it is staff's assessment that either, as conditioned, a decorative arch pop out design is incorporated on the building elevation and/or a landscape element be planted adjacent to the east elevation wall to provide relief and reduce the bulk design of the building.

Furthermore, as part of the new construction of the 2-story residential dwelling, the property will include new landscaping. The proposed landscaping will consist of a mixture of plants, groundcovers and trees. The proposed plants and groundcovers will include 5-gallon minimum size, as conditioned, African Iris, Red Apple and Seasonal Flowers throughout the property. The proposed trees will include a combination of 15-gallon to 24-inch box size Golden Trumpet, Japanese Maple, and various fruit trees. In addition staff has included a condition that requires the applicant/property owner use more California native and drought tolerant type landscaping with a drip irrigation system within the front yard areas. Staff believes that the proposed contemporary interpretation of a Mediterranean architectural style with the landscaped areas is in keeping with the residential character of the area.

### **CONCLUSION:**

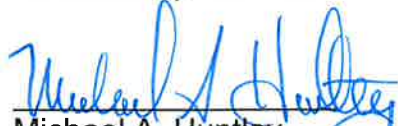
Staff reviewed the application and believes the proposed 2-story single-family residential dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of a Mediterranean architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood.

### **Environmental Assessment**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).



Respectfully submitted,

  
Michael A. Huntley

Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs
- Exhibit E: Landscape plans

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped March 13, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 3,940 square foot 2-story single-family residential dwelling with an attached 675 square foot 3-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot. The HVAC condenser unit and the water heater must be screened from public view with landscaping at the time of final inspection.
10. All Landscaped areas must be properly maintained at all times.
11. A revised landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the propose type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The hedges and plants must be a minimum of 5-gallon size. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and

approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.

12. The under floor areas below the 3<sup>rd</sup> floor level and patio deck area must not be used for habitable space. The revised elevations must indicate that the under floor areas are not habitable areas.
13. The applicant must reduce the height of the foyer element to balance the proportions of the foyer with the other elements on the front of the dwelling.
14. The front main entry door and garage doors must be painted in an accent brown color to compliment the architectural style of the dwelling, subject to the review and approval of the Planner.
15. At the time of plan check the revised east elevation of the lower level patio deck area must show either a decorative arch pop out design is incorporated on the building elevation and/or a landscape element be planted adjacent to the east elevation wall to provide relief and reduce the bulk design of the building, subject to the review and approval of the Planner.



# Design Review Board Staff Report

**DATE:** April 21, 2015

**AGENDA ITEM NO:** 2-C

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** New Wall Sign – 357 East Garvey Avenue (DRB-15-09).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-09), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, John Wu, on behalf of the property owner, is requesting design review approval for a new wall sign at 357 East Garvey Avenue. The subject property is located on the north side of East Garvey Avenue, between Nicholson Avenue and Alhambra Avenue. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Development) and designated MU-II (Mixed-Use II) in the General Plan.

### **Site Analysis**

The subject property is developed with a single-story commercial building and related parking area to the side and rear area of the lot. The subject commercial space is currently occupied by a parcel shipping service.

The surrounding properties to the east, west and south consist of single-story commercial buildings. To the north are multiple-family residential properties. The design and character of the surrounding wall signs consist of individual channel letter wall signs and internally illuminated cabinet signs that have a combination of both the modern letter alphabet and Chinese characters contained within one or two rows of text.

### Project Description

The applicant is requesting approval for a new primary wall sign for the parcel shipping business. The new primary wall sign will be installed on the side (east) facing elevation. The new primary wall sign will be internally-illuminated (front and back "halo") individual channel letters. The primary wall sign will consist of a logo with Chinese characters to identify the business name followed by modern English letters "MEITAO EXPRESS MAIL." The wall sign logo face will be comprised of 1/8 inch white acrylic (White #7328) with a red and blue vinyl overlay. The logo will have 3/4 inch black trim caps with 5 inch aluminum returns painted black. The wall sign face will be comprised of 1/8 inch blue acrylic (blue #2050) with 3/4 inch black trim caps and 5 inch aluminum returns painted black. The wall sign logo and text will have 1 inch spacing from the back of sign to the building wall and will have a clear lexan backing to allow for the back illumination.

The primary wall sign logo and text will be 1 foot 6 inches high by 21 feet wide, for a total sign area of 31.5 square feet. The business has a side building elevation length of 69 feet, which allows for a maximum primary sign area of 69 square feet. The proposed wall sign will be placed at a maximum height of 14 feet 5 inches measured from the ground floor to the top of the sign.

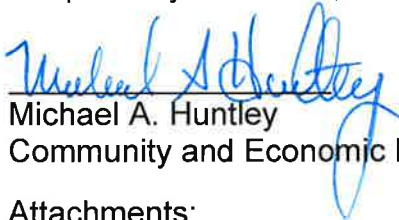
### CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign is appropriate for the site and compatible with the signs from the surrounding commercial uses, with the recommended conditions. The proposed design is a channel letter wall sign that is internally-illuminated (front and back "halo").

### Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Sign and site plan
- Exhibit C: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped March 23, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new internally illuminated wall sign and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.